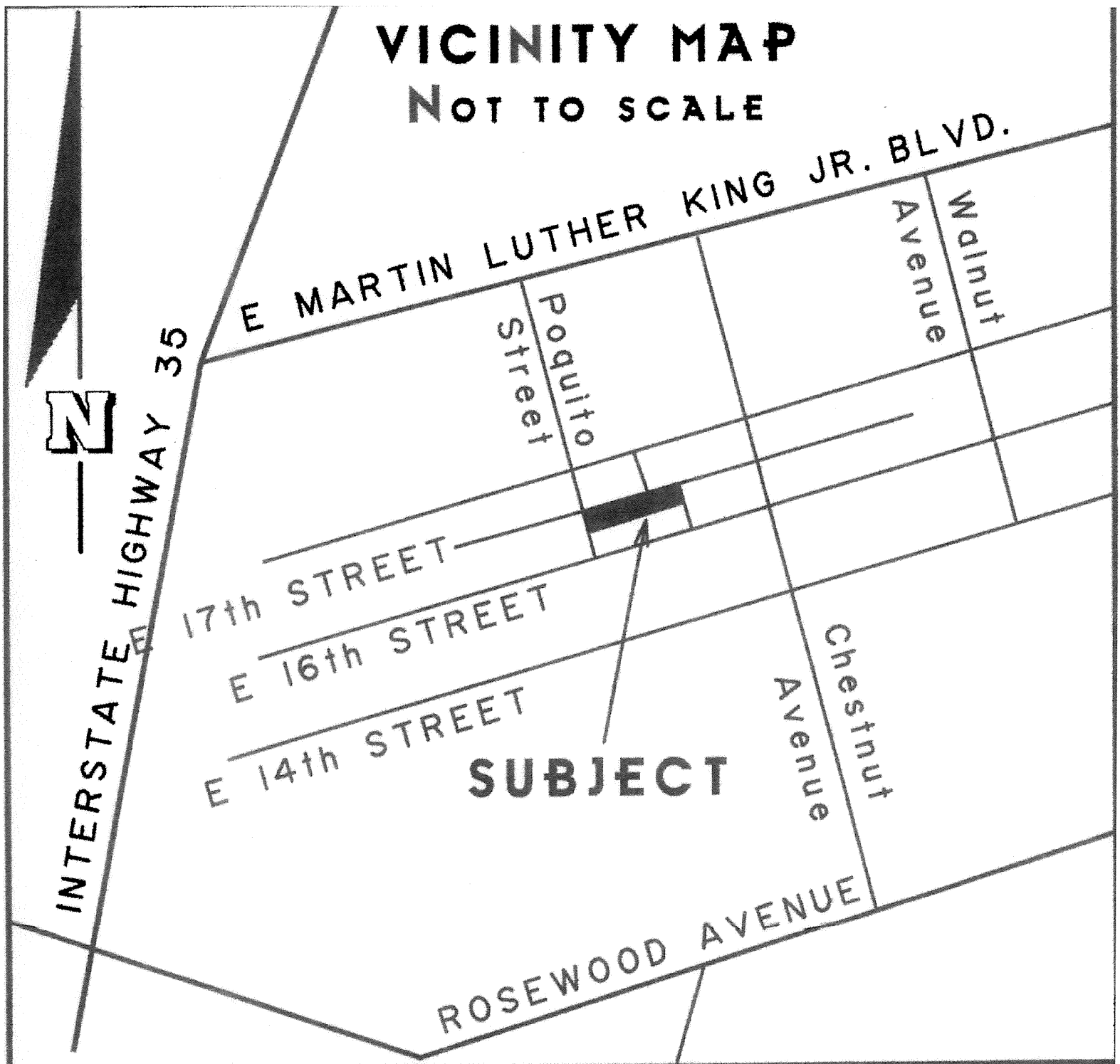


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0225.0A**PC DATE:** June 14, 2016**SUBDIVISION NAME:** Resubdivision of portions of Lots 5 and 6, Block 5 of Crow's Subdivision.**AREA:** 0.299 acre**LOTS:** 2**APPLICANT:** Benjamin and Harvenetta Franklin**AGENT:** Southwest Engineers  
(Miguel Gonzales)**ADDRESS OF SUBDIVISION:** 1709 Poquito St**GRIDS:** MK23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-MU-CO**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Chestnut**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along Poquito Street and the intersection of E 18<sup>th</sup> Street and Macaroni Lane.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of portions of Lots 5 and 6, Block 5 of Crow's Subdivision. The plat is comprised of 2 lots on 0.299 acres. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



MARTIN LUTHER KING JR. BOULEVARD

255116.dgn

# RESUBDIVISION OF PORTIONS OF LOTS 5 AND 6 BLOCK 5 CROW'S SUBDIVISION

Plat Preparation Date: September 28, 2015  
Application Submittal Date: October 13, 2016

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ACCEPTED AND AUTHORIZED for record by the Director, Development  
Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of  
\_\_\_\_\_, 2016, A.D.

J. Rodney Gonzales Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, A.D.

Chairperson

Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing  
Instrument of Writing and its Certificate of Authentication was filed for record in my office on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2016, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded  
on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official  
Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID  
COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
Deputy

## NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE  
PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE,  
DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND  
APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES,  
RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR  
WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I do hereby certify that the engineering work being submitted herein complies with all  
provisions of the Texas Engineering Practice Act, including Section 131.152(a), I hereby  
acknowledge that any misrepresentation regarding this certification constitutes a violation  
of the Act, and may result in criminal, civil and/or administrative penalties against me as  
authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any  
waterway that is within the limits of study of the Federal Flood Administration FIRM panel  
48453C 0465 H, dated September 26, 2008.

*Miguel Gonzalez, Jr.*  
Miguel Gonzalez, Jr. P.E. 95581

SOUTHWEST ENGINEERS, INC.  
142 Cimarron Loop  
Buda, Texas 78610  
(512) 312-4336



4/05/16  
Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the  
profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City  
Code, and is true and correct and was prepared from an actual survey of the property made by  
me or under my supervision on the ground.

*Holt Carson*  
Holt Carson  
Registered Professional Land Surveyor No. 5166

HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704 (512)-442-0990



4-05-2016  
Date

## NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. All water and wastewater improvements must be in accordance with City of Austin water and wastewater design criteria and specifications. All plans must be presented to the City of Austin Water and Wastewater Utility Department for review and approval. All construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
11. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
12. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
13. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
14. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Paqueta Street and Macaroni Lane. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
15. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
16. No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0465 H, dated September 26, 2008.
17. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
18. Lot 5A and Lot 5B of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
19. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
20. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
21. All restrictions and notes from the previous subdivision, Crow's Subdivision, according to the map or plat of record in Volume 1 Page 44B of the Travis County Plat Records, shall apply to this resubdivision plat.
22. A fee in-lieu of parkland dedication has been paid for 4 dwelling units due to SF-3 zoning.
23. Runoff between Lot 5A and 5B shall not be impeded, redirected, or otherwise restricted to cause adverse impacts to adjoining lots.